TOGETHER with all and singular the rights, members, hereditaments and appurtenances to the said Premises belonging, or in anywise incident or appertaining.

TO HAVE AND TO HOLD, All and singular, the said premises unto the said D. P. Montgomery, his heirs and assigns, forever. And I do hereby bind myself and my heirs, executors and administrators to warrant and forever defend all and singular the said premises unto the said D. P. Montgomery, his heirs and assigns, from and against myself and my heirs, executors, administrators and assigns, and every person whomsoever lawfully claiming or to claim the same or any part thereof.

AND the said ✓ agree to insure the house and buildings on said lot in the sum of not less than ✓ Dollars, and keep the same insured from loss or damage by fire and assign the policy of insurance to the said ✓ and that in the event the mortgagor shall at any time fail to do so, then the said ✓ may cause the same to be insured in ✓ name, and reimburse ✓ for the premium and expense of such insurance under this mortgage.

And the said J. H. Simpson agrees to pay the said debt or sum of money with interest thereon, according to the true intent and meaning of the said ~~Note~~ promissory, together with all cost and expenses which the said D. P. Montgomery shall incur or be put to, including a reasonable attorney's fee, chargeable to the above described mortgaged premises, for collecting the same by demand of attorney or by legal proceedings.

PROVIDED ALWAYS, NEVERTHELESS, And it is the true intent and meaning of the parties to these Presents, that if J. H. Simpson the said mortgagor do and shall well and truly pay, or cause to be paid unto the said D. P. Montgomery the said debt or sum of money aforesaid, with interest thereon, if any shall be due, according to the true intent and meaning of the said promissory note then this deed of bargain and sale shall cease, determine and be utterly null and void; otherwise to remain in full force and virtue.

A~~xxxx